

118.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

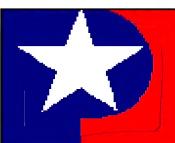
679,500 / 679,500

USE VALUE:

679,500 / 679,500

ASSESSED:

679,500 / 679,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
11		ELWERN RD, ARLINGTON

Legal Description							User Acct
							75956
							GIS Ref
							GIS Ref
							Insp Date
							12/01/18

OWNERSHIP

Unit #:

Owner 1: BATTLES CHRISTOPHER T	
Owner 2: BATTLES LONNA LEE	
Owner 3:	

Street 1: 11 ELWERN ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1: BATTLES CHRISTOPHER T/LIFE EST -	
Owner 2: BATTLES C/MITCHELL L/TRS -	
Street 1: 11 ELWERN ROAD	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4941		Sq. Ft.	Site		0	70.	1.15	6									397,761						397,800	

PREVIOUS ASSESSMENT							Parcel ID	118.0-0002-0015.0	Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,700	0	4,941.	397,800	679,500		Year end	12/23/2021
2021	101	FV	272,000	0	4,941.	397,800	669,800		Year End Roll	12/10/2020
2020	101	FV	272,000	0	4,941.	397,800	669,800	669,800	Year End Roll	12/18/2019
2019	101	FV	221,600	0	4,941.	392,100	613,700	613,700	Year End Roll	1/3/2019
2018	101	FV	221,600	0	4,941.	301,200	522,800	522,800	Year End Roll	12/20/2017
2017	101	FV	221,600	0	4,941.	284,100	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	221,600	0	4,941.	261,400	483,000	483,000	Year End	1/4/2016
2015	101	FV	207,700	0	4,941.	244,300	452,000	452,000	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BATTLES CHRISTO	55770-553		11/8/2010	Convenience		99	No	No				
BATTLES CHRISTO	51774-313		10/9/2008	Family		99	No	No				
VERGHESE SIMON	49501-295		5/25/2007		449,000	No	No					
VERGHESE SIMON	37247-200		12/2/2002	Family		1	No	No				
RICHARD PAUL/ET	27654-156		9/4/1997		247,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/2/2018	120	Alterati	2,800	C																HS	Hanne S		
7/25/2012	929	Siding	11,900					INSTALL VINYL SIDI												MM	Mary M		
8/27/2010	1055	Porch	3,000					REPL RAILS & DECK												189	PATRIOT		
																				8/5/2007	HC	Helen Chinal	
																				2/15/2000	Meas/Inspect	264	PATRIOT
																				10/1/1991	PM	Peter M	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	5 - Cape			Full Bath:	1	Rating:	Average														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:															
Foundation:	1 - Concrete			A 3QBth:	Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	4 - Vinyl			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good														
Color:	BEIGE			A Kits:	Rating:																
View / Desir:				Frl:	1	Rating:	Average														
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt:	1960	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																	
Jurisdct:	G12	Fact: .			Floor:																
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal:	1 - Drywall			Functional:				Interior:	1	7	3	M									
Sec Int Wall:				Economic:				Additions:													
Partition:	T - Typical			Special:				Kitchen:													
Prim Floors:	3 - Hardwood			Override:				Baths:													
Sec Floors:				Total:	18.6 %			Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 110.00				Heating:													
Bsmnt Gar:	1				Size Adj.: 1.35000002				General:												
Electric:	3	- Typical			Const Adj.: 0.99989998																
Insulation:	2	- Typical			Adj \$ / SQ: 148.485																
Int vs Ext:	S				Other Features: 82000																
Heat Fuel:	2	- Gas			Grade Factor: 1.00																
Heat Type:	3	- Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys:	1				NBHD Mod:																
% Heated:	100	% AC:			LUC Factor: 1.00																
Solar HW:	NO	Central Vac: NO			Adj Total: 346085																
% Com Wal	% Sprinkled			Depreciation: 64372																	
Depreciated Total: 281713																					
MOBILE HOME				Make:				Model:				Serial #:				Year:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 118.0-0002-0015.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:								Total:								